153.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,600 / 817,600
					USE VALUE:	817,600 / 817,600
					ASSESSED:	817,600 / 817,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VISZMEG ANDREW JOHN &
Owner 2:	VISZMEG SARA BEAUTZ
Owner 3:	
Street 1:	50 FISHER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAURICCI VINCENT J -
Owner 2:	-
Street 1:	50 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,331 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 1738 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6331.000	326,300	3,400	487,900	817,600
Total Card	0.145	326,300	3,400	487,900	817,600
Total Parcel	0.145	326,300	3,400	487,900	817,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.43 | /Parcel: 470.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,400	3400	6,331.	487,900	817,700	817,700	Year End Roll	12/18/2019
2019	101	FV	247,900	3400	6,331.	457,400	708,700	708,700	Year End Roll	1/3/2019
2018	101	FV	247,900	3400	6,331.	378,200	629,500	629,500	Year End Roll	12/20/2017
2017	101	FV	247,900	3400	6,331.	347,700	599,000	599,000	Year End Roll	1/3/2017
2016	101	FV	232,100	3400	6,331.	317,200	552,700	552,700	Year End	1/4/2016
2015	101	FV	226,500	3400	6,331.	311,100	541,000	541,000	Year End Roll	12/11/2014
2014	101	FV	226,500	3400	6,331.	289,100	519,000	519,000	Year End Roll	12/16/2013
2013	101	FV	226,500	3400	6,331.	275,100	505,000	505,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAURICCI VINCEN	66682-45		1/15/2016		672,000	No	No		
	9958-595		12/22/1961	Family		No	No		Louise M Mauricci dod 12/16/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2017	642	Heat App	13,000	C				
10/24/2016	1295	Insulate	5,000	C				
9/12/2003	779	Redo Kit	15,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	EMK	Ellen K
3/8/2017	SQ Returned	EMK	Ellen K
10/29/2008	Meas/Inspect	345	PATRIOT
6/29/2005	Permit Visit	BR	B Rossignol
4/6/2000	Meas/Inspect	263	PATRIOT
7/12/1993		MF	
3/10/1818	MEAS&NOTICE	HS	Hanne S

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6331		Sq. Ft.	Site		0	80.	0.96	9									487,943						487,900	

Total AC/HA: 0.14534 | Total SF/SM: 6331 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 487,943 | Spl Credit | Total: 487,900

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 102347
GIS Ref:
GIS Ref:
Insp Date: 03/10/18

!12075!

PRINT

Date	Time
12/11/20	02:11:31

LAST REV

Date	Time
04/24/18	13:22:13

ekelly

PAT ACCT. 12075

USER DEFINED

Prior Id # 1:	102347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25414276
Const Adj.:	0.98686206
Adj $ / SQ:	154.708
Other Features:	93110
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400901
Depreciation:	74568
Depreciated Total:	326334

COMMENTS

OF=SHOWER STALL BATH PDAS. SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

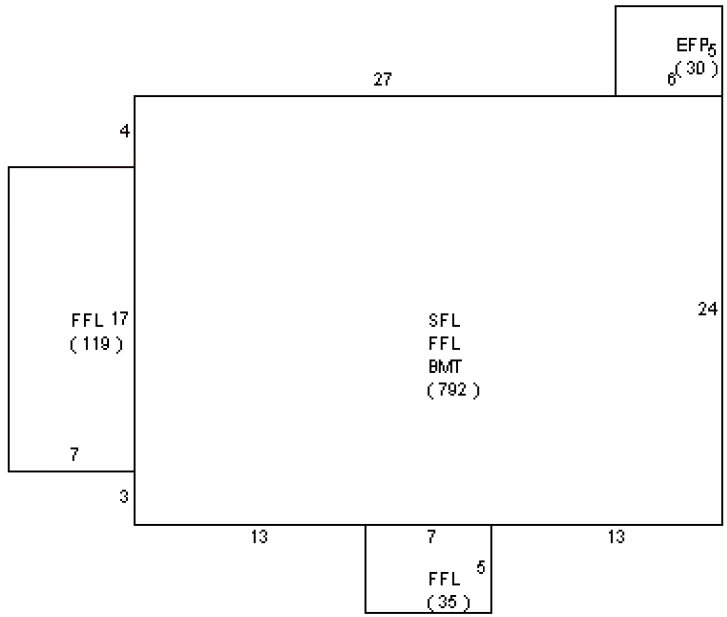
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.71
Special Features:	0	Val/Su Net:	127.46
Final Total:	326300	Val/Su SzAd	187.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	946	154.710	146,354
BMT	Basement	792	46.410	36,759
SFL	Second Floor	792	154.710	122,529
EFP	Enclos Porch	30	71.650	2,149
	Net Sketched Area:	2,560	Total:	307,791
Size Ad	1738	Gross Are	2560	FinArea 1738

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

153.0-0010-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1936	26.96	T	40	101			3,400			3,400
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400